086.0	0001	0014.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,091,400	/	1,091,400
USE VALUE:	1,091,400	/	1,091,400
ASSESSED:	1,091,400	/	1,091,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
93		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEURA ELIZABETH R
Owner 2:	
Owner 3:	
Street 1:	93 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PEURA ELIZABETH R--ETAL -
Owner 2:	PEURA KENNETH C JR -
Street 1:	93 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .321 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1913, having primarily Wood Shingle Exterior and 3360 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	14000.000	498,300	5,100	588,000	1,091,400
Total Card	0.321	498,300	5,100	588,000	1,091,400
Total Parcel	0.321	498,300	5,100	588,000	1,091,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.82 /Parcel: 324.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

54292

GIS Ref

GIS Ref

Insp Date

08/30/18

!7001!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0001-0014.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	498,300	5100	14,000.	588,000	1,091,400		Year end	12/23/2021
2021	104	FV	474,100	5100	14,000.	588,000	1,067,200		Year End Roll	12/10/2020
2020	104	FV	474,200	5100	14,000.	588,000	1,067,300	1,067,300	Year End Roll	12/18/2019
2019	104	FV	384,500	5100	14,000.	579,600	969,200	969,200	Year End Roll	1/3/2019
2018	104	FV	384,500	5100	14,000.	445,200	834,800	834,800	Year End Roll	12/20/2017
2017	104	FV	360,200	5100	14,000.	420,000	785,300	785,300	Year End Roll	1/3/2017
2016	104	FV	360,200	5100	14,000.	386,400	751,700	751,700	Year End	1/4/2016
2015	104	FV	299,600	5100	14,000.	361,200	665,900	665,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:50:37

LAST REV

Date	Time
09/11/18	14:40:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7001

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEURA ELIZABETH	54322-416		2/23/2010	Convenience	99	No	No		
	17135-363		6/1/1986		99	No	No		F

USER DEFINED

Prior Id # 1:	54292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	TTL REFUSAL	BS	Barbara S
3/4/2009	Meas/Inspect	372	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		14000		Sq. Ft.	Site		0	70.	0.60	6									588,000						588,000	

Total AC/HA:	0.32140	Total SF/SM:	14000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	588,000	Spl Credit		Total:	588,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00472975
Const Adj.:	0.99346501
Adj $ / SQ:	169.688
Other Features:	110178
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722233
Depreciation:	223892
Depreciated Total:	498341

COMMENTS

GAR IN SHAPE EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	

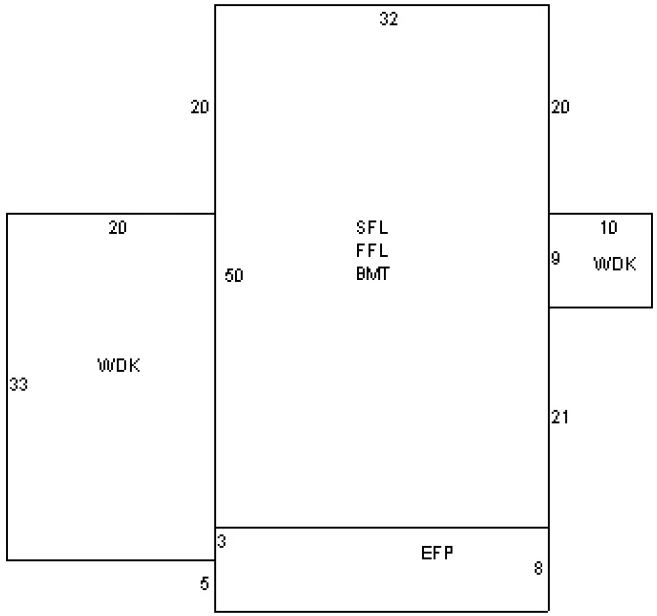
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.69
Special Features:	0	Val/Su Net:	89.53
Final Total:	498300	Val/Su SzAd	168.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,600	59.180	94,686
FFL	First Floor	1,600	169.690	271,501
SFL	Second Floor	1,360	169.690	230,776
WDK	Deck	750	7.290	5,464
EFP	Enclos Porch	256	37.610	9,629

Net Sketched Area:	5,566			Total:	612,055
Size Ad	2960	Gross Area	5806	FinArea	3360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

086.0-0001-0014.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1915	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100